142.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,300 / 687,300
					USE VALUE:	687,300 / 687,300
					ASSESSED:	687,300 / 687,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACDONALD JOHN F/TRUSTEE
Owner 2:	20 IROQUOIS RD TRUST
Owner 3:	
Street 1:	20 IROQUOIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAC DONALD JOHN F -
Owner 2:	-
Street 1:	20 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,125 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1928, having primarily Wood Shingle Exterior and 1740 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5125.000	228,300		459,000	687,300
Total Card	0.118	228,300		459,000	687,300
Total Parcel	0.118	228,300		459,000	687,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.09 | /Parcel: 395.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	92081
GIS Ref	
GIS Ref	
Insp Date	02/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,300	0	5,125.	459,000	687,300	687,300	Year End Roll	12/18/2019
2019	101	FV	210,600	0	5,125.	430,300	640,900	640,900	Year End Roll	1/3/2019
2018	101	FV	209,400	0	5,125.	355,700	565,100	565,100	Year End Roll	12/20/2017
2017	101	FV	209,400	0	5,125.	327,000	536,400	536,400	Year End Roll	1/3/2017
2016	101	FV	209,400	0	5,125.	298,300	507,700	507,700	Year End	1/4/2016
2015	101	FV	184,100	0	5,125.	292,600	476,700	476,700	Year End Roll	12/11/2014
2014	101	FV	184,100	0	5,125.	272,000	456,100	456,100	Year End Roll	12/16/2013
2013	101	FV	184,100	0	5,125.	258,800	442,900	442,900		12/13/2012

!11036!

PRINT

Date	Time
12/11/20	01:15:03

LAST REV

Date	Time
03/07/18	08:35:39
ekelly	
11036	

USER DEFINED

Prior Id # 1:	92081
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC DONALD JOHN	37557-360		1/3/2003	Family	1	No	No		
MAC DONALD MARI	37557-350		1/3/2003	Family	1	No	No		
MACDONALD MARIO	28237-16		2/27/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Measured	372	PATRIOT
4/10/2000	Inspected	264	PATRIOT
11/17/1999	Measured	270	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5125		Sq. Ft.	Site		0	80.	1.12	9									458,999						459,000	

Total AC/HA:	0.11765	Total SF/SM:	5125	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	458,999	Spl Credit		Total:	459,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	121.488
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	280441
Depreciation:	52162
Depreciated Total:	228279

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

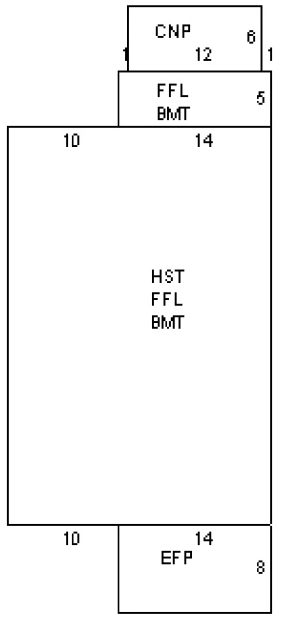
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	121.49
Special Features:	0	Val/Su Net:	91.91
Final Total:	228300	Val/Su SzAd	167.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	934	41.110	38,398
FFL	First Floor	934	121.490	113,470
HST	Half Story	432	121.490	52,483
EFP	Enclos Porch	112	51.530	5,771
CNP	Canopy	72	59.990	4,320

Net Sketched Area:	2,484			Total:	214,442
Size Ad	1366	Gross Are	2916	FinArea	1740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X12	A	AV	1988	0.00	T	24.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	